



EMERGENCY

City of Cincinnati

DBS

EESW

An Ordinance No. 81

- 2025

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2846 May Street in the Walnut Hills neighborhood from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district to facilitate the construction of two new mid-rise multi-family residential buildings.

WHEREAS, May Street Land Development, LLC (“Owner”) owns the real property located at 2846 May Street in the Walnut Hills neighborhood (“Property”), which property comprises approximately 3.85 acres and is located in the ML-T, “Manufacturing Limited – Transportation Corridor”; and

WHEREAS, the Property formerly contained low-density residential buildings that have been demolished and now consists of vacant land; and

WHEREAS, Kingsley + Co. (“Petitioner”), has petitioned to rezone the Property from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the RM-0.7-T, “Residential Multi-family – Transportation Corridor,” zoning district to facilitate the construction of two new mid-rise multi-family residential buildings with approximately 180 residential apartment units, indoor and outdoor community amenity spaces, and approximately 130 surface parking spaces; and

WHEREAS, the Department of City Planning and Engagement recommends rezoning the Property from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district to facilitate the construction of the proposed project; and

WHEREAS, the Property does not abut a residential zoning district or structure, and the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district does not permit new multi-family residential uses unless a property is abutting an existing residential use or structure; and

WHEREAS, the Department of City Planning and Engagement recommends rezoning the Property from the ML-T, “Manufacturing Limited – Transportation Corridor,” zoning district to the UM-T, “Urban Mix – Transportation Corridor,” zoning district because it allows for the construction of the proposed development, provides much needed housing units in the Walnut Hills neighborhood, reactivates vacant land to productive use, and allows for greater compatibility with the existing surrounding development and character of the area; and

WHEREAS, the recommended zone change is consistent with Plan Cincinnati (2012), specifically the goal to “[c]reate a more livable community” (page 156), the goal to “[p]rovide a full spectrum of housing options and improve housing quality and affordability” (page 164), and the strategy to “[t]o provide quality healthy housing for all income levels” (page 165); and

WHEREAS, the recommended zone change is in accordance with Action Item 1 in the Walnut Hills Reinvestment Plan (2017) to “[i]nvest in people, places, and homes” (page 42); and

WHEREAS, at its regularly scheduled meeting on March 21, 2025, the City Planning Commission determined that the recommended zone change is in the interest of the public's health, safety, morals, and general welfare, and it recommended rezoning the Property from the ML-T, "Manufacturing Limited – Transportation Corridor," zoning district to the UM-T, "Urban Mix – Transportation Corridor," zoning district; and

WHEREAS, a committee of Council held a public hearing on the recommended rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the ML-T, "Manufacturing Limited – Transportation Corridor," zoning district to the UM-T, "Urban Mix – Transportation Corridor," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 2846 May Street in the Walnut Hills neighborhood, shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated herein by reference, is hereby amended from the ML-T, "Manufacturing Limited – Transportation Corridor," zoning district to the UM-T, "Urban Mix – Transportation Corridor," zoning district.

Section 2. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the zone change to proceed so that the City may receive and enjoy the corresponding benefits at the earliest possible date.

Passed: April 9, 2025

Attest: [Signature]
Clerk

[Signature]
I HEREBY CERTIFY THAT ORDINANCE NO. 21-2025
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 4/22/2025
[Signature]
CLERK OF COUNCIL